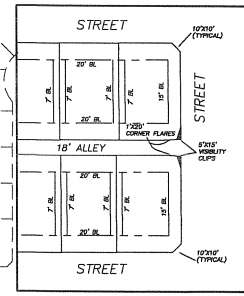


PD-SF-5	BLOCK / LOT	NO. OF LOTS
BLK "A"	LOTS 1-17	17
BLK "B"	LOTS 1-28	28
BLK "C"	LOTS 1-31	31
BLK "D"	LOTS 6-11	6
BLK "E"	LOTS 1-13	13
BLK "F"	LOTS 1-15	15
TOTAL		109

PD-SF-4	BLOCK / LOT	NO. OF LOTS
BLK "G"	LOTS 1-17	17
BLK "H"	LOTS 1-14	14
BLK "I"	LOTS 1-14	14
BLK "J"	LOTS 1-5	5
BLK "K"	LOTS 14-21	8
BLK "L"	LOTS 1-10	10
BLK "M"	LOTS 1-23	23
TOTAL		139

COMMON AREA LOTS	COMMON AREA	AREA (ACRES)
1	21.817	(0.496)
2	18.023	(0.414)
3	99.947	(2.296)
4	7.432	(0.171)
5	7.431	(0.171)
6	8.553	(0.195)
7	6.588	(0.151)
8	5.553	(0.150)
9	9.810	(0.225)
10	153.810	(3.530)
11	3.474	(0.080)
12	4.114	(0.094)
13	5.812	(0.129)
14	1.765	(0.041)
15	1.756	(0.040)
16	23.674	(0.543)
TOTAL	380.180	(8.728)



TOTAL DENSITY 2.82 UNITS/ACRE

**PRELIMINARY PLAT  
COPPER RIDGE**  
248 LOTS DEVELOPED AT  
PLANNED DEVELOPMENT STANDARDS  
ORDINANCE NO. 06-03-28  
BEING 87.939 ACRES OUT OF  
J.T. JOHNSON SURVEY ABSTRACT NO. 490  
CITY OF FRISCO, COLLIN COUNTY, TEXAS

CITY OF FRISCO PROJECT NO. PP09-0001

**Kimley-Horn  
and Associates, Inc.**

5750 Crestline Court, Suite 200  
Frisco, Texas 75034  
Tel. No. (972) 355-3500  
Fax No. (972) 355-3779

OWNER/APPLICANT:  
FRISCO INDEPENDENCE, L.P.  
10800 RESEARCH ROAD  
FRISCO, TX 75034  
(214) 387-4963  
CONTACT: GRAC GURRY

Scale: 1" = 300'

Drawn by: DAB

Checked by: JCR

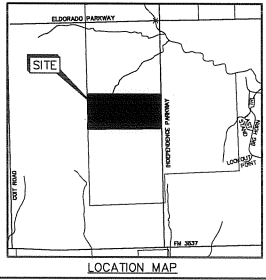
Date: 06/12/2009

Project No.: 67252010

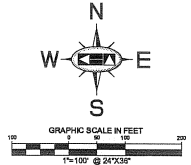
Sheet No.: 1 OF 2

**FLOOD STATEMENT:** According to Community Panel No. 4808502705, dated January 19 1996 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Flood Zone X, which is not a special flood hazard area.

- Notes:
- All corners are 5/8" iron rods set with a plastic cap stamped "CH4" unless otherwise noted.
  - Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - The thorough alignment shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at the time of final plat.
  - All common areas and open space to be conveyed to and maintained by the H.O.A.



- LEGEND**
- IRF = IRON ROD FOUND
  - IRB = IRON ROD SET
  - WE = WATER EASEMENT
  - DE = DRAINAGE EASEMENT
  - SE = SANITARY SEWER EASEMENT
  - UE = UTILITY EASEMENT
  - GE = GAS EASEMENT
  - L.R.C.C.T. = LAND RECORDS OF COLLIN COUNTY, TEXAS
  - M.R.C.C.T. = MAP RECORDS OF COLLIN COUNTY, TEXAS
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
  - CA = COMMON AREA
  - ◆ = STREET NAME CHANGE
  - IRP = IRON PIPE FOUND
  - HBE = HIRE AND BKE TRAIL EASEMENT



# OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF COLLIN  
CITY OF FRISCO

WHEREAS FRISCO INDEPENDENCE, LP, is the owner of a tract of land out of the J.T. Johnson Survey, Abstract No. 480, in the City of Frisco, Collin County, Texas, being all of the 32.867 acre tract of land described in deed to Frisco Independence, LP recorded in Collin County Clerk's File No. 2006031500043260 of the Land Records of Collin County, Texas, being all of the 54.971 acre tract of land described in deed to Frisco Independence, LP recorded in Collin County Clerk's File No. 2006031500043260 of the Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found in the east line of a 332.16 acre tract of land described in deed to J. Backer Brinkman recorded in Collin County Clerk's File No. 89-000857 of the Land Records of Collin County, Texas, said iron rod being the southwest corner of a 172.218 acre tract described in deed to HOB Willow South recorded in Document No. 20081017001221190 of the Land Records of Collin County, Texas;

THENCE with the south line of said 172.219 acre tract, North 89°46'37" East, a distance of 2609.46 feet to a 1/2" iron rod found in the west right-of-way line of Independence Parkway (87' R.O.W.);

THENCE with said west right-of-way line, the following courses and distances to wit:  
South 00°02'11" East, a distance of 546.87 feet to a 1/2" iron rod found;  
South 00°08'34" East, a distance of 823.13 feet to an X in concrete found for the northeast corner of Scenario, an addition to the City of Frisco according to the plat thereof recorded in Cabinet 2008, Page 716 the Map Records of Collin County, Texas

THENCE with the north line of said Scenario, North 89°42'10" West, a distance of 2620.63 feet to a 2" iron pipe found in the east line of said 332.16 acre tract;

THENCE with said east line, North 00°20'00" East, a distance of 1458.99 feet to the POINT OF BEGINNING and containing 87.939 acres of land;

Beating system based on the monuments found in the north line of the 32.867 acre tract of land described in deed to Frisco Independence, LP recorded in Collin County Clerk's File No. 2006031500043260 of the Land Records of Collin County, Texas.

## NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FRISCO INDEPENDENCE, LP, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as COPPER RIDGE, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon.

- FRISCO INDEPENDENCE, LP, does hereby certify the following:
- The streets and alleys herein are dedicated for street and alley purposes.
  - All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
  - The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
  - No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the utility easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
  - The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
  - Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
  - The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
  - The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
  - All modifications to this document shall be by means of plat and approved by the City of Frisco.

This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

FRISCO INDEPENDENCE, LP

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COLLIN

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

NOTARY PUBLIC in and for the STATE OF TEXAS

## VISIBILITY, ACCESS AND MAINTENANCE EASEMENT (VAM)

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the City of Frisco (City), its successors and assigns, as an easement to provide visibility, right of access, and maintenance upon and across said VAM Easement. The City shall have the right, but not the obligation, to maintain all landscaping within the VAM Easement. Should the City exercise the maintenance right it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover, structure and/or features. The City in its sole discretion may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the property owner(s). No building, fence, shrub, tree or other improvements or growths, which in any way endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right, but not the obligation, to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purpose and with all rights and privileges set forth herein.

## SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, DANA BROWN, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the City of Frisco, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Dana Brown  
Registered Professional Land Surveyor #5308  
Kinley-Horn and Associates, Inc.  
5750 Geneva Court #200  
Frisco, Texas 75034  
972-335-3580

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Dana Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

NOTARY PUBLIC in and for the STATE OF TEXAS

## CERTIFICATE OF APPROVAL

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2009 by the Planning & Zoning Commission of the City of Frisco, Texas.

PLANNING & ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

CITY ENGINEER

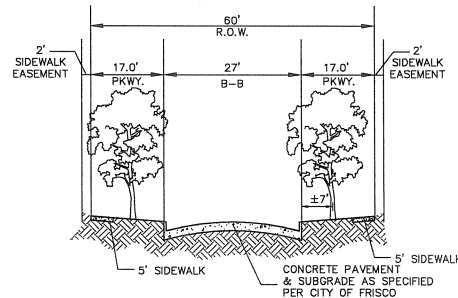
PLANNING DEPARTMENT

PRELIMINARY PLAT  
COPPER RIDGE  
248 LOTS DEVELOPED AT  
PLANNED DEVELOPMENT STANDARDS  
ORDINANCE NO. 06-03-26  
BEING 87.939 ACRES OUT OF  
J.T. JOHNSON SURVEY ABSTRACT NO. 490  
CITY OF FRISCO, COLLIN COUNTY, TEXAS  
CITY OF FRISCO PROJECT NO. PP09-0001

**Kimley-Horn and Associates, Inc.**  
7570 Geneva Court, Suite 200  
Frisco, Texas 75034  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale: \_\_\_\_\_ Drawn by: DAB Checked by: JCR Date: 06/12/2009 Project No: 67252010 Sheet No: 2 OF 2

OWNER/APPLICANT:  
FRISCO INDEPENDENCE, LP  
19860 RESEARCH ROAD  
FRISCO, TX 75034  
(214) 397-3860  
CONTACT: CRAIG CUNY



TYPICAL LOCAL RESIDENTIAL  
STREET SECTION CONCEPT  
N.T.S.